



Homes
England



Land adjacent to Whittingham Hall Farm, Whittingham, Preston, PR3 2JE

- Residential redevelopment opportunity.
- Included within the outline planning approval for the wider Whittingham Hospital site, for redevelopment of three dwellings.
- Allocation within the Local Plan.
- Secluded position on the edge of the wider former Whittingham Hospital site, set to deliver around 750 new homes.
- Clearly defined site benefitting from secure perimeter fencing and access rights through Whittingham Hall Farm.
- Offers are invited for the freehold interest of the site and are to be submitted by **13:00pm on 18th September 2026**.

FOR SALE
**Residential Redevelopment
Opportunity**
0.53 hectares (1.31 acres)



DESCRIPTION

The site extends to approximately 0.53 hectares (1.31 acres) and is enclosed by fencing that is surrounding the perimeter, providing a clearly defined parcel, lending itself to development. It is believed that the site has previously been serviced and bidders are recommended to undertake their own due diligence in this regard.

The former sewerage works is largely decommissioned, with all foul flows now diverted to the new drainage network serving Whittingham. The site is retained only for occasional surface water discharge during periods of heavy rainfall, via an existing Environment Agency permit to Blundell Brook. This permit is maintained with minimal ongoing requirements and offers flexibility for surface water management as part of any redevelopment.



LOCATION

The site is located on the outskirts of Whittingham, an expanding semi-rural village 4 miles north-east of Preston city centre. The site is to the south of the wider former Whittingham Hospital site, which is being redeveloped to provide a mixed-use development, including up to 750 residential units.

Access to the site is made via a roadway (owned by the Seller) off Henry Littler Way, which runs south along the eastern boundary of R J & G L Dewhurst Dairy farm and joins a second roadway (owned by a neighbouring landowner, the right over which is granted by a Right of Way). The Right of Way provides for the “full and free right of passage with or without vehicles at all times over and along the roadway...”. The Right of Way is illustrated as the area hatched brown on the Title Plan. The neighbouring landowner actively disputes the extent of the Right of Way. Purchasers should satisfy themselves of the legal position. Further information in relation to access is set out within the Property Report contained within the Data Room.



PLANNING

The site is included within the planning application for the wider Whittingham Hospital Site for redevelopment of up to three dwellings (06/2019/0365) and is also allocated within the Preston City Council Local plan as a part of the wider Whittingham Hospital site (HS1.15 of the adopted plan and HS4.1 of the emerging plan). It is anticipated the site holds opportunity for re-development, subject to obtaining the necessary planning consents. Purchasers are advised to make their own enquiries to the local planning authority. It is understood that the site is serviced, however, any prospective purchaser is advised to undertake their own due diligence.

METHOD OF SALE & REQUIREMENTS

Offers are invited for the freehold interest on an informal tender basis, with conditional and unconditional offers invited.

The Tender Response Form held on the Data Room must be completed by any bidding party and can be accessed via the Thomas Lister website or the sole agents.

The closing date for offers to be submitted by **13.00 on 18th September 2026**.

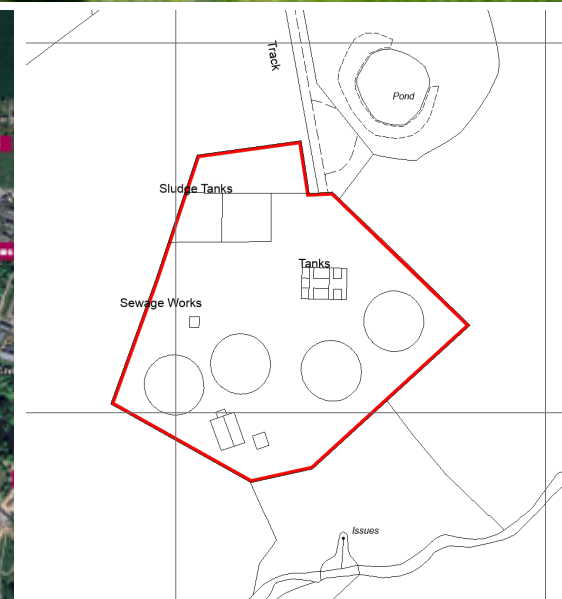
Bidders must submit their electronic response to the following email address: **tenders@homesengland.gov.uk**

This should identify Tender Reference **“D27006 - Land adjacent to Whittingham Hall Farm”** within the subject line of the email.

The bid should provide a minimum of the following:

1. Confirmation of the party/legal entity proposing to acquire the building including (company) name, details of registered office and company number if appropriate.
2. Financial Offer – The financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
3. Funding – Confirmation of how the acquisition of the site would be funded.
4. Proposal – Indicative proposal for the property, alongside timescales for delivery.
5. Planning – details providing a view as to why proposals are likely to be acceptable.
6. Evidence of track record, including work on similar assets.
7. Details of appointed Solicitor.
8. Any conditionality associated with the disposal.

Homes England reserves the right to not accept the highest or any bid for the property.



ONLINE INFORMATION PACK

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister Website. Access to the Data Room is password protected and available from the sole agents.

Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.



VIEWINGS

Please contact Thomas Lister to arrange a viewing.

Please note that Thomas Lister and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.



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